



17 Forge Lane, Congleton, CW12 4HF

£450,000

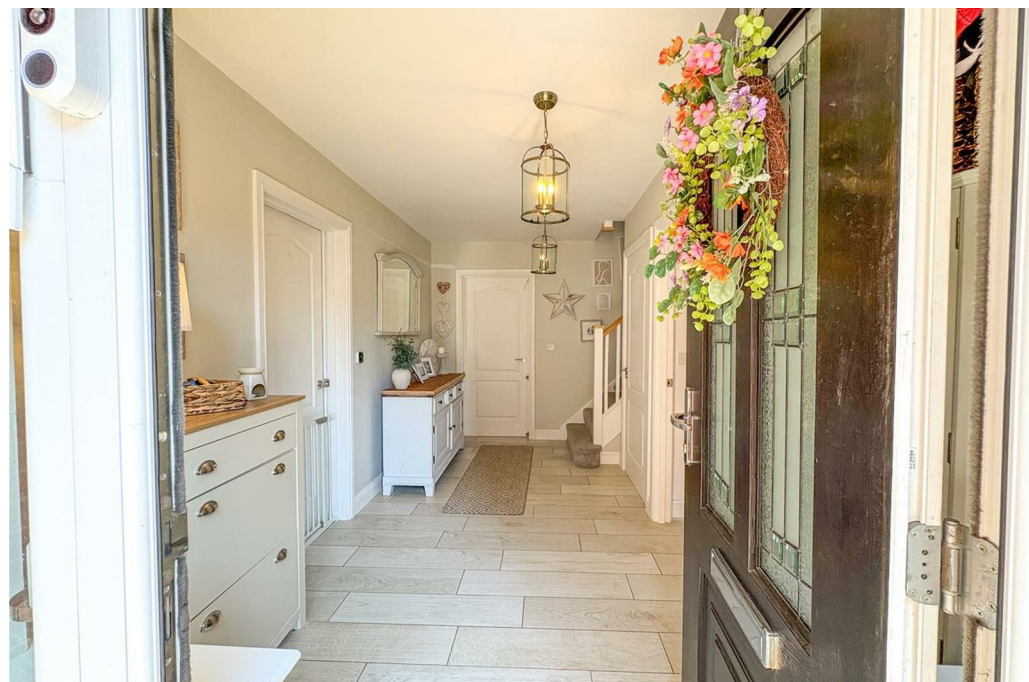
- Immaculately Presented Four Double Bedroom Detached Home
- Open Plan & Stylishly Presented Dining Kitchen & Separate Utility
- Modern Family Bathroom
- Close To Local Amenities & Schools
- Peaceful Location With Views Onto The Woodland
- Superb Size Master Bedroom With En-suite Shower Room
- Detached Garage & Ample Private Parking
- Good Size Lounge With French Patio Doors
- Second Bedroom With Additional En-Suite
- Lawned Gardens

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Welcome to this immaculately presented four-bedroom detached home set on a corner plot within the highly sought-after development. Built by reputable builders Envida Homes, each individually designed, this elegant property blends contemporary design with timeless charm, ideal for family life and stylish entertaining.



Council Tax Band: F



Situated in a peaceful location with open woodland on your doorstep this beautifully presented property offers superb space over three floors comprising of a roomy reception hall, a superb size open plan kitchen and defined dining area, the well-proportioned lounge offers plenty of natural light with the perfect enhancement of French patio doors onto the low maintenance gardens along with those previously mentioned views of the open woodland. There is a useful utility area ideal for all those laundry requirements along with a handy downstairs cloakroom.

To the first floor there are three double bedrooms with the main bedrooms occupying a en-suite shower room along with a family bathroom for the remaining two.

To the second floor the property certainly excels with a beautiful master suite which boasts a magnificent size room with space, if desired for fitted wardrobes, the room offers plenty of natural light curtsey of the sky lights windows, there is a supplementary en-suite serving the bedroom making it an ideal haven to retreat to.

Externally the property commands a generous size plot with ample off-road parking for multiple vehicles along with a detached garage. The low maintenance artificial lawned gardens wrap around the home plus there is additional Indian stone patio area ideal for summer entertaining along with a separate children's play area installed with play bark.

Located centrally for West Heath shopping village which offers a small range of local shops, eateries and pharmacy, Astbury Mere Country Park is a short stroll away and is perfect for weekend country walks with family and friends. Congleton town centre is a within close proximity and offers an array of local and independent restaurants, coffee shops and a variety of shopping facilities to suit.

There is good range of commuter links including the A34, Junction 17 /18 of the M6 which easily connects to Manchester and Stoke-on-Trent, whilst the newly installed link road to Macclesfield and beyond makes traveling easier and more accessible.

We feel a viewing is extremely recommended to fully appreciate the superb location of this attractive home.

Reception Hallway

15'7" x 7'2"

Having a composite front entrance door with UPVC double glazed windows to each side. Access to the ground floor accommodation and stairs to the first floor. Tiled flooring. Radiator.

Lounge

15'0" x 12'9"

Having UPVC double glazed French doors to the side aspect with access onto the patio area. Having a UPVC double glazed window to the front aspect. Double radiator.

Open Plan Kitchen/ Diner

26'2" x 10'7"

Having two UPVC double glazed windows to the rear aspect and UPVC double glazed French patio doors to the side with access onto the patio and garden area. UPVC door to the rear with access to the side of the property. Comprising of a range of wall cupboard and base units with work surfaces over Incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, tiled splashbacks, gas hob with stainless steel extractor hood over, oven, integrated fridge and freezer, integrated dishwasher. Central island with storage and seating area. Radiator. Tiled flooring. Recessed downlights in the kitchen area.

Utility room

6'7" x 5'1"

Having a UPVC obscure double glazed window to the side aspect. Having range of base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap over space and plumbing for washing machine and tumble dryer. Tiled flooring. Housing the boiler. Radiator.

Downstairs Cloakroom

5'0" x 2'9"

Having a two piece suite featuring a WC with push flush, pedestal wash hand basin with mixer tap over tiled splashback. Heated towel rail. Extractor fan. Tiled flooring.

First floor Landing

Access to the first floor and stairs to the second floor accommodation. Double radiator.

Bedroom Two

12'7" x 12'10"

Having a UPVC double glazed window to the side aspect. Radiator.

En-Suite

7'8" x 6'1"

Having a UPVC obscure double glazed window to the rear aspect. Comprising of a three piece suite featuring a double width shower cubicle with shower over, pedestal wash hand basin with chrome mixer tap over, WC with push flush. Chrome heated towel rail. Partially tiled walls. Tile flooring. Recessed downlights. Extractor fan.

Bedroom Three

15'3" x 10'2"

Having a UPVC double glazed window to the side aspect Radiator.

Bedroom Four

14'2" x 11'0"

Having a UPVC double glazed window to the front aspect. Radiator.

Family Bathroom

10'9" x 7'0"

Having a UPVC double glazed obscure window to the rear aspect.

Featuring a three piece suite comprising of a panel bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap, WC with push flush, Tiled flooring, Chrome heated towel rail. Recessed downlights. Extractor fan.

Second Floor Landing

Having a UPVC double glazed window to the side aspect.

Handy storage cupboard.

Master Bedroom

16'1" x 18'0"

Having two UPVC double glazed skylight windows. UPVC double glazed window to the side aspect. Double radiator. Access to the en-suite.

En-suite

7'9" x 7'3"

Having a UPVC double glazed skylight window.

Comprising of a three piece suite featuring a double width shower cubicle with shower. WC with push flush, pedestal wash hand basin with chrome mixer taps over, tiled splashback. Recessed downlights. Extractor fan. Chrome heated towel rail. Tiled flooring.

Garage

21'2" x 11'1"

With power and electric

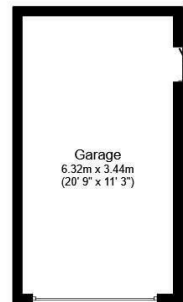
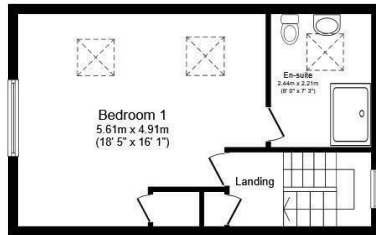
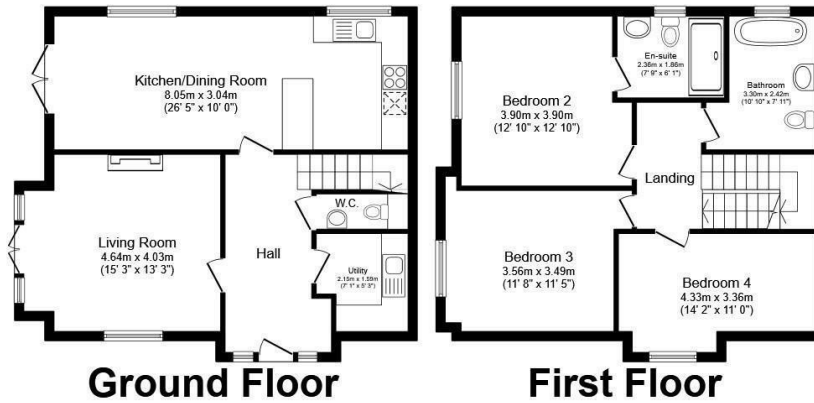
Externally

Tarmacadam private driveway for multiple vehicles. Outdoor Socket and water tap.

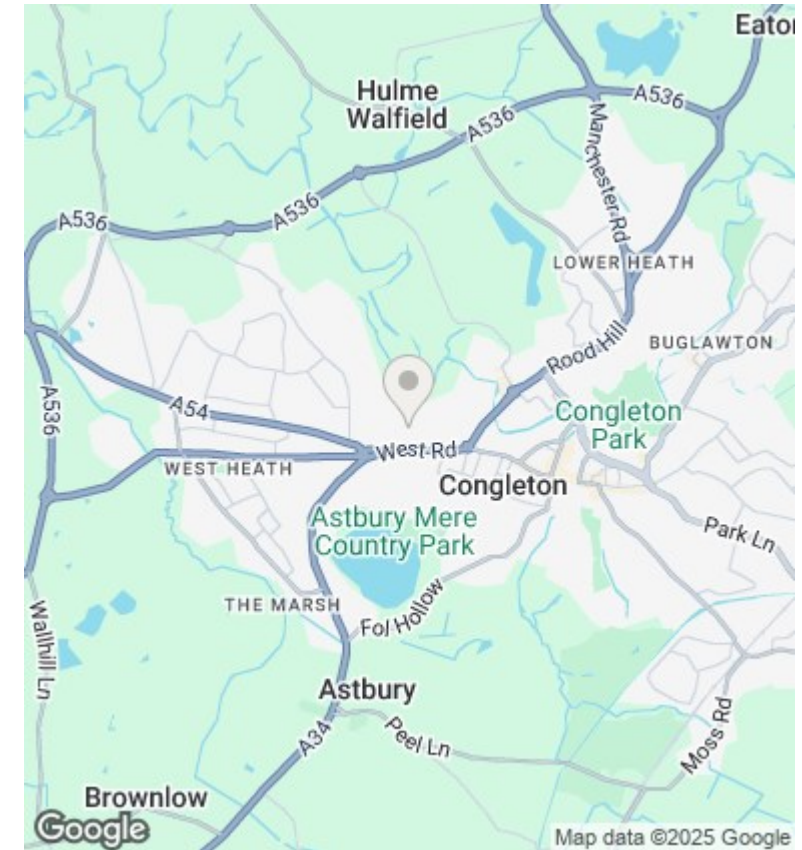
Gardens to the rear and private patio area.







Total floor area 181.2 sq.m. (1,950 sq.ft.) approx



Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC